

LEGISLATIVE VERSION
AMENDED DEVELOPMENT STANDARD
CASE 7-ZN-2002#3
HOTEL VALLEY HO, 6850 E. MAIN STREET

**ADOPTED C-3 HIGHWAY COMMERCIAL AMENDED DEVELOPMENT STANDARDS
FOR HOTEL VALLEY HO, SECTION 5.1504. PROPERTY DEVELOPMENT STANDARDS,
WITH REQUESTED AMENDED DEVELOPMENT STANDARD SHOWN WITH
STRIKEOUTS FOR DELETED TEXT AND NEW TEXT IN UNDERLINED BOLD CAPS**

Sec. 5.1504. Property development standards.

The following property development standards shall apply to all land and buildings in the C-3 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
 - 1. In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet.
 - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height, except that a building with a height not to exceed ~~sixty-five (65) feet~~ **SEVENTY-TWO (72) FEET** may only be added above the portion of the existing building generally above the public lobby, bar and restaurant areas as shown on the original 1956 valley ho plans, and except as otherwise provided in article VI or article VII.
- E. *Density.*
 - 1. Hotels, motels, and timeshare projects shall provide not less than ten (10) guest rooms and/or dwelling units with a minimum gross land area of one thousand (1,000) square feet per unit.
- F. *Yards.*
 - 1. *Front Yard.*
 - a. No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.
 - b. A minimum of one quarter (1/4) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.
 - c. Where parking occurs between a building and the street a yard of zero (0) feet in depth shall be maintained.
 - 2. *Side Yard.*

- a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.
 - b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.
3. Rear Yard.
 - a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.
 - b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.
4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.
5. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95, Ord. No. 3502, § 1, 4-1-03)

legislativetextamendCC2

CASE 2-HP-2004 & 7-ZN-2002#3, HOTEL VALLEY HO AMENDED HP PLAN & AMENDED DEVELOPMENT STANDARD:

**Page 10 of Approved HP Plan, Development Assistance Category of City Preservation Assistance
Requested amendment shown with strikeouts for deleted text and new text in UNDERLINED BOLD CAPS**

Developmental Assistance

This category of assistance addresses the existing building conditions of the historic hotel complex and its unique situation and needs relative to the City review processes and building, zoning and development codes.

Building Permit Review

The City recognizes from the outset that there will be many challenges in rehabilitating the historic buildings of the Hotel Valley Ho to meet the standards of modern building codes. The City is committed to providing flexibility in achieving the intent of the codes by allowing equivalent life safety measures for repairs, alterations and additions to the historic buildings. The alternative methods of achieving safety utilized by the Uniform Code of Building Conservation will be considered in reviewing approaches and treatments that might be acceptable for the Hotel Valley Ho rehabilitation.

City Expedited Development Review

The review of the development and building plans for work undertaken as part of the redevelopment and rehabilitation of the Hotel Valley Ho will be expedited in accordance with City procedures for providing such a review.

Amendments to the Underlying Zoning Development Standards

Section 6.119.A.5.c of the HP Ordinance provides for the modification of the standards set in the underlying zoning district in which a designated property is located if it will assist in its preservation. Accordingly, with the approval of this HP plan the development standards for the existing zoning of C-3 Highway Commercial will be amended for the Hotel Valley Ho property as follows:

5.1504.D Building Height:

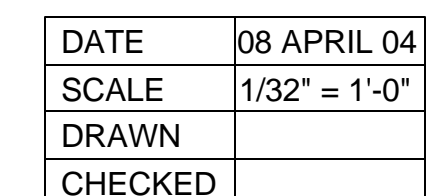
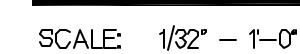
Justification for Amendment: For the operation **REHABILITATION** of the hotel to be economically viable, additional ~~guest rooms~~ **SQUARE FOOTAGE** must be added to the complex. The most practical and sensitive location for the expansion to occur is by adding additional stories over the one- and two-story public area housing the lobby, lounge and restaurant. This is consistent with the original construction drawings that show this area was designed, engineered and constructed to allow for four additional floors of guest rooms. Therefore the expansion in this location is in keeping with the original design intent. Limiting the additional square footage to this one location also retains the historic arrangement of buildings and open space of the resort and preserves the historic appearance of the guest room wings. This approach to adding additional square footage also is considered the most acceptable method in keeping with the *Secretary of Interior's Standards for Rehabilitation*.

The purpose of historic preservation is to maintain the historically significant features of the property while providing for the continued evolution and economic use of the property. The existing building layout on the property is a fixed feature the owner must work with and around. This limits the development opportunities of the property. Additional building height in the location proposed achieves both objectives for the property.

Proposed Amendment: Maximum height will be extended from thirty-six (36) feet to ~~sixty-five (65) feet~~ **SEVENTY-TWO (72) FEET** to allow for the ~~expansion~~ **NEW CONSTRUCTION** to occur while minimizing the impact on the Hotel Valley Ho's character-defining features.

Allen + Philip
architects
7030 east fifth avenue
scottsdale arizona 85251
480 990 2800

A P 0 2 0 5



© 2003 copyright allen + philp architects pc